

● Real Estate HOMES FOR SALE 90 ● Real Estate HOMES FOR SALE 90



"SERVICE THAT SATISFIES"

KING SIZE—MEANS
BIG, BIG! Looks like a luxury built home. 3 beautiful bedrooms, a 760 sq. ft. (20'x38') family room—A WHOPPER, gorgeous raised hearth fireplace, phone jacks, 3 baths, excellent location. #124.

NEED A 4 BEDROOM?
If you need to be near a school, a play area for the children, a home for the whole family—take a look at this stunning modern. All the fancy gadgets, beamed ceilings, G.I. FHA, or conventional terms are open. #323.

ROCK 'N' ROLL
Home, teen-agers delight. The Den has been E-X-P-A-N-D-E-D like a miniature night club. Beautiful all built-in kitchen with lovely natural wood cabinets, isolated and private rear yard, very clean property. #402.

HOW CAN YOU MISS
This home has everything for family fun. 3 spacious bedrooms with huge closets, new and lovely wall-to-wall carpets—A pool for summer fun, patio, wet bar—Close to everything. #106.

DRAMATIC—DIFFERENT—STUNNING
\$22,950 for the most adorable enlarged 2 bedroom & Den. So roomy and spacious. Huge living room, comfy size bedrooms, huge lot, built-in range & oven, 1 1/2 baths, detached double garage, sprinklers, nicely landscaped — you'll be impressed! #325.

TRADE UP
To this magnificent 4 bedroom with a luxurious kitchen that adjoins a real family room. Maintenance free yard, covered patio, fenced yard, only 3 1/2 yrs. old. #413.

FROM ANY ANGLE
It's a dream. Completely re-modeled, made over like new. From an all deluxe built-in kitchen, shag rugs that enhance the enlarged living room — to a location that's tops. Should sell quick. #129.

VIEW THE GARDEN
from this streamlined kitchen. Beautiful cabinets loads of counters, built-ins plus dishwasher. The garden can also be viewed from the family room and huge rear living room. Carpets thru out, even in the 3 bedrooms. Total asking price \$25,500. Sharpest home in the tract. #313.

GRAB BAG
4 & Family room — \$26,000 total asking price. Just like a castle—yet priced less than anything we have ever seen. Fireplace, service porch, 1 1/2 baths, even room to add-on with this 150 foot lot. A truly excellent buy our #301.

3 BDRM.—CORNER LOT
FHA appraised at \$24,900—Seller will settle for this—Must sell this cutie pie home. It's decorated in modern tones with unlimited family living. #139.

AN EXPLANATION OF THE PROPERTY TAX RELIEF LAW
APPROVED IN THE 1968 GENERAL ELECTION AS PROPOSITION 1-A

GENERAL INFORMATION
If the dwelling is owned jointly, any of the joint owners, such as husband or wife, may file for the exemption and refund.
The \$750 assessed valuation exemption claim must be filed each year from 1969 on, much like the veteran's exemption. The \$70 refund for 1968 property taxes will be mailed by the State Comptroller's Office by June 15, 1969 in most cases. The check will go to the claimant, not the holder of the mortgage.
A basic rule of the law is that property must be on the assessment roll to qualify for the homeowner's exemption. A mobile home licensed for highway use, is not on the assessment roll.
Elimination of the tax on household furnishings and personal effects in 1969 is automatic—a person does not have to file an application.
Household furnishings and personal effects do not include boats, aircraft, vehicles or personal property held or used in connection with a trade, profession or business.
Application for refund does not affect 1968 property tax payments. Those taxes must be paid in full by the property owner. The refund will be made to claimant separately.
Any refund or exemption granted under the property tax relief law will not have to be reported by the property owner or his heirs at some later date.

WHO GETS WHAT REFUND?
1. Homeowners get a \$70 cash refund — if they owned and occupied a qualified dwelling as their principal residence on March 1, 1968 (the lien date). Application is required.
2. Homeowners get an exemption of \$750 in assessed valuation for 1969 and thereafter—if they own and occupy a qualified dwelling as their principal residence on the March 1, lien date of 1968 and each year thereafter. Annual application required.
3. All householders, whether homeowners or renters, are relieved of the tax on household furnishings and personal effects, effective in 1969. No application is necessary.
4. Businessmen with a taxable inventory on March 1, 1969, and on future lien dates get a 15% reduction (made by the assessor) in the assessed value of business inventories. No special application is necessary, the usual property statement is enough.

HOW DOES A HOMEOWNER CLAIM BENEFITS?
The assessor will mail applications for both the \$70 one-time refund and the 1969 assessed value exemption to all known owners of qualified dwellings. If anyone who believes that he owns a qualified dwelling does not receive an application by March 15, he should call the nearest regional office or the main office of the assessor. The filing period begins March 15, 1969 and ends at 5 p.m. April 15. The \$70 assessed value exemption must be claimed each year. To claim the \$750 assessed value exemption from 1969 city assessments in Long Beach or Pasadena one must file an additional claim form with the city assessor in those cities.

WHAT PROPERTY DOES NOT QUALIFY?
1. A dwelling occupied by a person receiving a veterans exemption on the property.
2. Property that was rented or vacant on the lien date (March 1).
3. A mobile home licensed by the Department of Motor Vehicles. (See No. 4 in next section.)
4. Vacation or secondary homes.
5. Units in cooperative housing project in which the separate units are not separately assessed.
6. Property for which the owner received a partial or full allowance for taxes, directly or indirectly from the state or any political subdivision for the property tax year in question.
Exception: Assistance received under the Senior Citizens Property Tax Assistance Law does not disqualify.

WHAT HOUSING DOES QUALIFY?
Principal residences if they are:
1. Homes or duplexes (but not triplexes or larger).
2. Condominiums.
3. Houseboats.
4. Mobile homes if carried on the assessor's roll (not licensed by Department of Motor Vehicles). If a claimant's mobile home is located on land owned by him and used as his principal residence, the land qualified for exemption whether or not the mobile home is licensed by DMV.
5. A dwelling being purchased under contract of sale.

ONLY ONE HOMEOWNER'S EXEMPTION CAN APPLY TO EACH DWELLING

A Public Service by Fred Fredericks Realty, Inc.

IF VALUE COUNTS
We have the home for you. 3 & Den, 1550 sq. ft. just beautiful. Flush carpets, shutters on all windows, fireplace, sun flooded kitchen that is spacious, 1 1/2 baths, secluded yard. See our #114.

CASH IS KING
Wheel and deal on this 3 bedroom with country club size Den. A huge walled brick fireplace, loads of bookshelves and paneling, sliding glass doors overlooking patio, electric built-in kitchen, tree section of town. #322.

2 BDRM.—PANELED—\$17,500
Paneled kitchen with oodles of cabinets—large 3 1/2 car garage off alley. Completely fenced yard. 50'x125' lot, 10% down will handle of #408.

WHY-B-FLAT BROKE
When \$15,250 FP will buy this adorable 2 bedroom that sparkles inside & out. A good starter for the young, ideal rental property. Just listed. #103.

FLASH! FLASH! \$800 Down
To any qualified Vet. low down to FHA. The sharpest, spacious 4 bedroom home in town. Like a model home. De-luxe built-in kitchen, luscious brick fireplace, large private yard with covered patio, triple AAA clean. FP \$26,400, and worth more. #305.

FIXER UPPER
\$18,500, corner lot zoned R-3 for multiple units. Existing three bedroom home needs minor re-modeling. Wall-to-wall carpets, drapes included in sale price. Call for #440.

PRICES SLASHED
\$3500.00. Owners must sell. Willing to sacrifice this 3 bedroom stucco with 1 1/2 baths, built-ins that are near new, huge covered patio, park-like yard. Prime Torrance area. #125.

CINEMASCOPE VIEW
See the ocean—hills—city lights —\$26,950. Immaculate home with fabulous view. 3 bedrooms with guest room. Even has new carpets. Can only be seen by appointment. Get in line — Call now, you won't be sorry. #341.

FOR A BIG JOLLY FAMILY
Every room large and spacious. This 4 bedroom can be used as 3 & Den. It's SHARP! Features built-in kitchen, all wood carpets that are near new, huge covered patio, park-like yard. Prime Torrance area. #125.

CRV—\$27,750
\$850.00 is all you need if you are a Vet. This 3 bedroom features a 15x19 family room ideal for kids, a stunning 14'x24' living room with new carpets and drapes. A built-in kitchen including dishwasher and breakfast bar. Walk to park, schools, shopping. #130.

\$95.00 PER MO—INCLUDES
Everything. Can you rent a 3 bedroom for that? Rarely we find a FHA resale like this. Minor repairs are needed, but for \$18,950—Can't miss. #333.

A HOT "FLASH"
Designed for newly weds or those retired. A dreamy 2 bedroom that's spic and span from front to back. Lots of cabinets in this sunny, compact kitchen, lovely carpets, drapes even a workshop for hobby. Asking only \$19,950, for our #407.

RESIDENTIAL INCOME — COMMERCIAL — LAND — TRUST DEEDS

30 Units — Fabulous Investment. Deluxe, Pool, prime rental area. FP \$275,000 with \$54,798. #472

5 Acres — \$10,000 FP — 900 ft. hi way frontage. Yucca Valley. #166

R-2 Vacant Lot — Lawndale area. \$2000 Dn. will handle. #462

Lawn Mower Shop plus 3 Bdrm. home on C-2 zoning. Ideal for small business. #159

19 Units — Deluxe from 1-3 Bdrms plus Pool. Asking \$199,000 with \$25,000 Dn. Top rental area. Open for exchanges. #151

4 Bread and Butter units. Sharp. Owner wants out. FP \$35,400. Terms. #156.

4-2 bedrooms. FP \$24,500. Excellent location. 1 block to major Blvd. #360

Vacant Lot — Palm Springs. FP \$4750, easy terms. Open for trades. #162

11 Hillside lots in Palos Verdes. Open for negotiations. 1/2 acre lots for \$15,000 per lot. #350

12 choice units—choice area. \$16,000 annual income. Adults only, no pets. New carpets. FP \$115,000. #373

5 Units—Gardena Area — Net Income at \$6253 — 10% Dn. will handle. #170

4 Deluxe units with Plush owners unit. FP \$54,000 — A steal. Trades open. #452

Beauty Salon plus Income. Perfect arrangement for the right person. Terms open — call for description. #470.

TWO — 1-bedroom homes — Good starter. GI Terms. \$18,500 FP. #352

DUPLEX—CHEAPIE, \$12,950. Good condition. Each one bedroom. #370

4 Plush units. Top North Torrance area. All 3 bedrooms. \$7000 Dn. FP \$69,950. #155

16 units for \$75,000. First time offered. All furnished, never vacant. #354

Duplex — fancy. All modern gadgets. 1-3 Bdrm. and 1-2 Bdrm. \$39,950. PLUSH — PLUSH — PLUSH. #455

Home & Income. 4-1 Bdrm. & 1-2 Bdrm. home. \$5000 Dn. Asking \$44,950. Clean as a pin. #353

NOTICE: Trades accepted on any property listed by Fredrick Realty. Call today. Trust Deeds bought and Sold. Call Mr. Fredericks at 320-2222

FRED FREDERICKS
Realty, Inc.

3 LARGE OFFICES TO SERVE YOU

GARDENA-NO. TORRANCE
2150 REDONDO BEACH BLVD.
DA 3-5761

TORRANCE OFFICE
2035 W. CARSON ST.
(At Arlington Ave.)
FA 0-2222
OPEN 9 A.M. TO 7 P.M. DAILY

HAWTHORNE-LAWNDALE
13821 INGELWOOD AVE.
OS 9-9791

CALL 325-6222

NEW HOMES

A NEW DEVELOPMENT BY "KEN BATRAM" IN BEST NORTH TORRANCE AREA
(16) homes in subdivision now only 7 available
Location: St. Andrews Place at 187th Place
FEATURES: 4 bedrooms, 2 & 3 baths, some 3 car garages. Wall to wall carpeting, formal dining room, built-in oven, range and dishwasher. Large pool size lots. From \$38,500.

REDONDO BEACH BLVD., CORNER
This is one of last very good C-3 corners in Gardena. Great for franchise or private party. \$302.00 monthly income until ready to build. 22,500 sq. ft. of buildable area. Drive by then call for appointment and details. Southeast corner of Redondo Beach Blvd. and Manhattan Place. #135.

NEW HOMES — SOUTH TORRANCE
4 bedroom, 3 bath, family room and dining room. Gold medal all electric designed and built by Creative Homes. Some of the many features: large and modern living room, sliding glass doors to large patio, block walls surrounding a pool size lot, home has 2,296 square feet. Our #113. 2077 West 237th St. just west of Cabrillo.

PAINT AND SAVE
In fine area of Gardena west of Western. 3 BEDROOM, 1 BATH. way under FHA appraisal. Must sell now. \$23,500. Owner has purchased other home. Hurry! #111.

G.I. NO DOWN
3 Bedroom, 1 1/2 Bath home with many extras. New water heater. New garbage disposal and new ready for down living room. This home will be held open for your inspection this Sunday from 1 till 5 p.m. 16043 S. Denver Ave., Gardena. Our #117.

MERIT 4 BEDROOM 2 BATH
Sellers have purchased a new home and just reduced the price. Hurry! While this one lasts. Call for all modern conveniences. This home will be held open for your inspection this Sunday from 1 till 5 p.m. 16043 S. Denver Ave., Gardena. Our #117.

6 UNITS — GARDENA
5 1/2 years old. Established rental area. Each unit has 2 bedrooms, 1 bath and sep-lauundry room. Need decorating. Out-of-state owner must sell. \$67,500. 10% down. #137.

LARGE C-2
Parcel in Gardena. 207' frontage + approx. 160' deep. Can't beat the financing! Owner will carry both 1st and 2nd trust deeds with a reasonable down payment. #134.

EXECUTIVE MANSION — TORRANCE
5 bedroom, 3 bath, family room, 2,415 square feet of living area with all modern conveniences and extras. Only 2 years old. Drive by: 2057 W. 171st Street, then call us for an appointment to see. #108.

Big Enough to Serve You.
Small Enough to Know You

TAYLOR
REAL ESTATE

18427 AVALON BLVD.
CALL 532-6222

Call us for a Free 32-Page Picture Catalog of Homes. Let us send you a photo fact sheet with the address, down payment and monthly payment.

306-3 BR. 1 bath, no dn. G.I. low dn. anyone \$18,500
308-2 BR. 1 bath, taxer, \$150, no dn. anyone \$16,950
316-2 BR. 1 bath, carpeted, drapes, covered patio \$17,500
314-3 BR. 1 bath, \$2,000 to G.I. loan \$19,500
304-3 BR. 1 bath, carpet, drapes, fenced, will sell GI \$19,500
B40-3 BR. 1 bath, cov. patio, drapes, fenced, GI no dn. \$19,850
A32-3 BR. 1 bath, carp., drapes, will sell G.I. \$19,950
B24-3 BR. new carpets, drapes, G.I. reas. \$19,950
B28-3 BR. 2 bath, bit-ins., d/w, carp., drapes, G. \$19,950
325-3 BR. 2 bath, usatio, drapes, carp., will sell G.I. \$21,500
B24-2 BR. 1 bath, living, carp., bit-ins. d/w will GI \$23,950
317-2 BR. 1 bath, built-ins, d/w, patio, submit \$24,500
A28-4 BR. 2 bath, fam. rm., d/w, fireplace \$24,500
A40-3 BR. 2 baths, fireplace, carp., d/w will G.I. \$25,250
A37-3 BR. 2 baths, bit-ins. d/w will sell G.I. \$25,500
B26-3 BR. 2 bath, vatic, large lot/trees, GI no dn. \$26,950
B28-3 BR. 2 baths, d/w, P/P, bit-ins., carp., drapes \$26,950
R22-2 BR. 2 baths, patio, bit-ins., carp., drapes \$26,950
A24-3 BR. 2 baths, P/P, d/w, bit-ins. G.I. \$26,950
320-4 BR. 2 bath, family room, 2 patios, fireplace \$27,250
318-3 BR. 2 bath, fam. rm., carpet, bit-ins, fireplace \$27,250
315-3 BR. 1 1/2 bath, patio, carpets, drapes, G.I. no dn. \$27,750
311-3 BR. 2 bath, carpet, drapes, built-ins, G.I. no dn. \$28,000
A33-3 BR. 2 baths, fam. rm. built-ins, P/P will GI \$28,950
A32-3 BR. 2 bath, fam. rm., bit-ins., patio, GI no dn. \$29,500
A36-4 BR. 2 bath, 2 story, carpets, \$2000 down to GI loan \$26,500
304-3 BR. 2 bath, center atrium, fireplace, G.I. no dn. \$26,950
B30-4 BR. 2 baths, fam. rm., bit-ins., patio \$27,500
B31-3 BR. 2 bath, family room, P/P, drapes, G.I. \$27,500
B32-3 BR. 2 bath, pool, patio, G.I. no dn. \$27,950
A35-4 BR. 2 bath, covered patio, bit-ins, G.I. \$28,950
A23-4 BR. 2 bath, patio, bit-ins., carp., will sell G.I. \$29,950
A21-4 BR. 2 bath, bit-ins, dish-w, will sell G.I. \$29,950
B37-4 BR. 2 bath, 2 story, BRQ, \$2000 sq. ft. \$30,750
A29-3 BR. 2 bath, den, built-ins, dishwasher, see \$31,500
R27-4 BR. 2 baths, 2 story, bit-ins., carp., will GI \$31,500
A25-4 BR. 2 bath, pool, patio bit-ins., will sell G.I. \$31,500
B33-4 BR. 2 bath, 2 story, BRQ, \$2000 sq. ft. \$31,500
A28-4 BR. 2 baths, intercom, bit-ins. /p, G.I. \$31,500
B23-4 BR. 2 bath, bit-ins /p no dn. G.I. low dn anyone \$32,000
B23-4 BR. 2 bath, 2 story, all extras, will GI \$32,000
B21-3 BR. 2 bath, fam. rm., patio, sprinklers, G.I. \$32,500
B30-3 BR. 2 bath, 2 story, carp., "everything," submit \$32,500
305-4 BR. 2 bath, built-ins, must see \$32,500
310-3 BR. 2 bath, den, 2 story, fireplace, built-in \$32,950
B34-4 BR. 2 bath, 2 story, d/w, fireplace, will GI \$32,950
B32-4 BR. 2 bath 2 story, bit-ins, d/w, submit \$34,950
300-5 BR. 1 1/2 bath, fireplace, wall/wall carpeting \$34,950
B35-4 BR. 2 bath, game rm., rum. rm., 2550 sq. ft. GI \$44,000

CALL 532-6222

MONETA ESTATES No. 2

Don't just sit there on your equity—
trade it for a GRANT QUALITY HOME!

Low 6.9% interest!
3-4-5-6 BEDROOMS
1 & 2 story — split level
Prices from \$29,995
10% down + costs

FEATURES:
★ Tile entries ★ Brick or stone fireplaces ★ Gas log lighters.
★ Color coordinated interiors & exteriors ★ Pull-man lavatories with marbled tops.
★ Acoustical ceiling ★ Ceramic tile kitchens ★ Furniture-finished kitchen cabinets ★ Gas range and oven ★ Range hood ★ Automatic dishwasher ★ nylon wall-to-wall carpets ★ Curbs, gutters, sewers in & paid for.

Located at
228th St. & Moneta Ave., Torrance
(No. of Sepulveda, between Main & Figueroa)

BOB COMSTOCK — BROKER
320-7581 Eves. 830-5960

\$000 DOWN G.I. LOTS OF ROOM
For your camper, trailer or boat on this large lot 3 bedroom home has been completely reconitioned. Full price \$24,990.

OWNERS DIVORCED MUST SELL
4 bedroom, 2 story, corner house. Has built-ins W/W carpets, drapes, landscaped, block wall fence, 4 years young. Offered less than market value for a fast sale.

SO MUCH FOR SO LITTLE
Let us show you this 2 bedroom home. Covered patio, room for your boat or trailer on this large lot. Carpets and drapes and ONLY \$17,000.

INVEST FOR PROFIT
2 houses on a lot. Gross income \$260 per month. Owner will take CASH, TRUST DEEDS OR ??? DOWN.

KEN MILLER REALTY
We Have Available, FHA and G.I. Financing
1505 CRENSHAW BLVD.
FA 8-1049

IT'S BIG!
This is a 3 bedroom, and family room, 1 1/2 bath home, with sliding glass doors, to luxurious swimming pool and patio area. 1350 sq. ft. of cedar rustic home close to Narbonne High School and President elementary school. For the young executive. Call for appointment to see. #C384.

CHECK THIS!
Here is a 2 bedroom, family starter, with hardwood floors, service porch and detached garage. This low cost investment is just the home you've been looking for. The owner says "sell" for just \$24,900. #B301.

ENJOY FOREVER!
Large 3 bedroom & family room, recently repainted inside and out on large 50'x150' R-3 lot. Room for 3 additional units. Walking distance to Fleming Jr. High School and St. Margaret Mary's. Features: built-in, carpets, drapes, 220 electric and forced air heat. Priced to sell this weekend for only \$28,900. #C386.

BUY NOW!
Must see this very nice 3 bedroom, 1 1/2 bath, home as owner has been transferred. Has carpets, hardwood floors, patio, 2 car garage. Only \$2400 down to existing G.I. loan. A must see home for the buyer who is not a veteran but who would like to have a G.I. loan. \$24,700—FIRM. Can show day or night. #C381

G.I. RESALE DON'T WAIT!
Here's that low interest you've been looking for—\$4 1/2%! This 3 bedroom & family room, 1 1/2 bath home, just 7 years old with all the trimmings, built-ins, forced air heat, wall/wall carpets, drapes, block fenced yard, patio, double garage—priced to sell this weekend for just \$24,900. Submit your down payment. #C387.

Towne & Countrie Realty
24838 Narbonne, Lomita
DA 6-2476

Jim DAVIS
REAL ESTATE
834 5207

VALUE WITH COMFORT
IN THIS G.I. APPROVED HOME
This 3 bedroom home has fine floor plan; large kitchen with built-in 1 1/2 bath, dishwasher, carpeting, drapes.
CRV \$25,250
FRED M. DAVIS, Realtor
2222 Torrance Blvd., Torrance
FA 8-3049 (Evea. DA 5-8019)

BEDRM. CORNER LOT.
2 baths, built-ins, drapes, wall to wall carpeting, floor to ceiling fireplace, beamed ceiling, beautiful pool, patio, large fenced yard, shade trees, 220 electric, 220 electric, Double St., Torrance. \$35-6928

BEDROOM HOME—TORRANCE
area, approx. 9x18 ft. lot. 635-5882